



**CITY OF LONG LAKE  
PLANNING COMMISSION MEETING MINUTES  
March 8, 2022**

**CALL TO ORDER**

The meeting was called to order at 6:30 pm by Chair Adams.

**Present:** Chair: Roger Adams; Commissioners: Steve Keating, Virginia See, Lori Goodsell, and Anita Secord; City Council Member/Liaison: Mike Feldmann

**Staff Present:** City Administrator: Scott Weske; Planning Consultants: Hannah Rybak and Jared Johnson

**Absent:** None

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVE AGENDA**

*Commissioner Keating, moved to approve the agenda as presented. Commissioner Secord seconded. Ayes: all.*

**CONSENT AGENDA**

The Consent Agenda consisted of:

- A. Minutes of the February 8, 2022 Planning Commission Meeting

*Commissioner Secord moved to approve the Consent Agenda as presented. Commissioner Keating seconded. Ayes: all.*

**OPEN CORRESPONDENCE**

No one appeared to address the Planning Commission under Open Correspondence.

**BUSINESS ITEMS**

- A. Public Hearing: Ordinance Amending the I-1 Industrial and I-2 Zoning District Requirements Pertaining to Outdoor Storage, Parking, and Paving

Planning Consultant Jared Johnson, WSB, provided a review of the discussion from the February 15, 2022 City Council meeting related to screening requirements for outdoor storage, consideration of corner lots, use, parking, and paving. He explained that following the Council meeting there were still questions related to the setback location of outside storage and the percentage of area for outside storage. He reported that the Council had directed staff to conduct additional research regarding the properties in the Industrial district areas. Findings were brought back to the March 1, 2022 meeting where they made

recommendations on final items specific to the location of outdoor storage and percentage of lot allowable. He indicated that staff is recommending approval of the proposed amendments following the public hearing and taking the City Council's direction under advisement.

Commissioner Keating asked where the proposed amendments would lie in the context of being not stringent, a little stringent, or really tough.

Johnson responded that the amendments would fall more in the middle because the language is neither very stringent or very relaxed.

Commissioner Goodsell stated that the Commission had discussed allowing storage that was not for their businesses, for example subleasing a portion of their lot for this purpose. She asked if her understanding was correct that the Council did not want to allow this use and that any storage had to be associated with the business on the premises.

Chair Adams clarified that the subject of storage associated with the business on the premises was pretty unanimously agreed upon by the Council.

Chair Adams opened the public hearing at 6:41 pm.

Naomi Krueger, 2265 Daniels Street, indicated that they are renting out the back of their building to Waterfront Restoration which means they have vehicles and boats on premises, and asked if that would be acceptable with these amendments.

City Administrator Weske replied that their storage would be considered to be associated with the permitted principal use because their business practice is restoration of the lake.

John Gehring, Solodock and owner of the building at 520 N Willow Drive, stated that it would be helpful to clarify the last sentence in section E because it makes it sound like property owners cannot sublease part of their property to any businesses, and there are many buildings in the City that have multiple tenants.

Planning Consultant Rybak explained that the intent is purely for exterior storage and noted that the City understands that there are multiple buildings that have multiple tenants. She added that the point is that they cannot lease exterior storage only to a business that is not having some function to their business on the site.

Chair Adams suggested adding a clarifying sentence to address outdoor storage for multi-tenant buildings.

Meeting attendees in the audience asked questions about striping of the parking areas behind the building, screening/fencing, storage, and compliance.

Chair Adams closed the public hearing at 6:49 pm.

*Commissioner Keating moved to recommend the City Council adopt the final draft ordinance amending the I-1 Industrial and I-2 Zoning District requirements, and to direct staff to include a clarifying statement regarding storage for multi-use buildings. Commissioner See seconded. Ayes: all.*

B. Planning Case #2022-01/Request for Approval of a Final Plat for Aava Vetta to be Located at 1843, 1877, 1885, and 1895 Symes Street (Applicant: JMH Symes Street, LLC)

Rybak gave an overview of the request for Final Plat for Aava Vetta (a Finnish term meaning 'Vast Open Water'), which was formerly called Long Lake Townhomes. The proposal is for 11 townhomes split between two buildings. She reviewed the current zoning and Comprehensive Plan land use designations for the properties and noted that the proposed use is consistent with the future land use designation of the properties. She indicated that demolition of the existing structures began earlier today and the applicant is planning on a very fast timeline with construction to begin in May. She reviewed parking, tree removal and preservation, and the landscaping plan for the project. She noted that City Engineer Riefsteck is continuing to work with the applicant on getting the technical details where they need to be for this project but added that there had been no significant alterations from the Preliminary Plat. Staff recommends approval with the four conditions as listed in the staff report, as well as an additional condition recommended by the City Attorney that approval of the Final Plat would be contingent upon approval of the easement vacation required for the project. She clarified that the easement vacation would be discussed at the March 15 Council meeting.

*Commissioner Keating moved to recommend City Council approval of the Final Plat for Aava Vetta to be located 1843, 1877, 1885 and 1895 Symes Street, subject to the five conditions as discussed and listed in the draft resolution. Commissioner Secord. Ayes: all.*

## **OTHER BUSINESS**

A. Council Liaison Report

Council Liaison Feldmann gave an overview of recent City Council activities.

The Commission discussed the possibility food trucks or farmers' market use at the former BP site, and the potential to cause problems for the existing businesses such as the grocery store who have already been struggling due to the pandemic. They shared ideas for temporary or permanent uses and the discussed the difficulty balancing use of the site with providing required parking.

Council Liaison Feldmann encouraged Commissioners to attend the next EDA meeting to discuss possible options for this lot.

Council Liaison Feldmann also shared updates on recent Council discussion surrounding approving an updated Pavement Management Plan and a potential street resurfacing project.

B. Commission Member Business

No other Commission member business was discussed.

C. Staff Business

No other staff business was discussed.

**ADJOURN**

*Hearing no objection, Chair Adams adjourned the meeting by general consent at 7:13 pm.*

Respectfully submitted,

Scott Weske  
City Administrator